



**Town Board Regular Meeting**  
August 18, 2020 – 7:00 PM  
502 Southtown Circle, Rolesville, NC 27571

**Minutes**

**A. CALL TO ORDER**

Present:

Mayor Ronnie Currin  
Commissioner Jacky Wilson  
Commissioner Paul Vilga

Mayor Pro Tem Medley  
Commissioner Sheilah Sutton  
Commissioner April Sneed

Also Present:

Town Manager Kelly Arnold  
Town Clerk Robin Peyton  
Planning Director Danny Johnson  
Police Chief Orlando Soto  
Parks & Rec Director J. G. Ferguson

Town Attorney Dave Neill  
Finance Director Amy Stevens  
Comm & Econ Dev. Mgr. Mical McFarland

1. Pledge of Allegiance

**Mayor Currin led the Pledge of Allegiance**

2. Invocation

Pastor Tyler Williams of the Village Church of Rolesville gave the invocation.

3. Review of Agenda by the Board and Additions/Changes of Items of Business to the Agenda for Consideration.

**Moved by Commissioner Wilson to approve the August 18, 2020 Town Board Meeting Agenda as presented; seconded by Commissioner Sutton. Motion carried by unanimous vote.**

**B. CONSENT AGENDA**

**Moved by Commissioner Wilson to approve the August 18, 2020 Town Board Meeting Consent Agenda as presented and consisting of the following; seconded by Commissioner Vilga. Motion carried by unanimous vote.**

Approval of Memorandum of Understanding (MOU) Between Town of Rolesville and Rolesville Chamber of Commerce for FY2020-2021.

**C. ITEMS OF BUSINESS**

1. Public Hearing (Quasi-Judicial). Case: SUP20-01 – Carlton Pointe PUD Special Use Permit Amendment – Greenway Trail Replacement for Previous SUP Conditions.

**Mayor Currin opened the public hearing on Case SUP20-01 at 7:41 p.m.**

Town Attorney Dave Neill read the characteristics of a quasi-judicial hearing followed by a query of the board members for each member's response to the following:

- a. Is any member predisposed to vote in a particular way on this matter, such that their opinion is fixed and the evidence presented during this hearing is not likely to influence their decision?
- b. Has any member discussed this matter with either proponents or opponents or other outside this hearing?

*At this time, Commissioner Vilga provided information on the public comment received electronically by the Town Clerk regarding the case and read by Commissioners Vilga and Sutton. Attorney Neill asked both Commissioners if they were able to disregard the comments that they saw and able to base their decisions based solely on the evidence presented at the hearing to which both Commissioners answered to the affirmative.*

- c. Is any member not able to make his or her decision on this matter solely based on the evidence presented at this hearing?

For the record, all members queried answered to the negative. Having received satisfactory answers from all board members to the questions posed by the Town Attorney, the Town Clerk swore in those persons wishing to provide testimony in the hearing.

#### Introduction by Staff

Planning Director Danny Johnson provided supporting and background information on the request for an amendment to the existing Special Use Permit under Case: SUP20-01 The information came in the form of a PowerPoint presentation and is included herein by reference.

#### Testimony of Applicant

*Rick Goodman, Goodman Law PA, 720-B W. Hargett Street, Raleigh, NC*  
Mr. Goodman was present in support of the applicant and stated that none of the findings of facts met in the original special use permit are affected by the newly requested amendment.

*Mack McIntyre, McIntyre & Associates, 4932 Windy Hill Drive, Raleigh, NC*  
Mr. McIntyre, Engineer for the project, was present to answer any questions that may be posed. Mr. Goodman asked McIntyre if what is being presented is an accurate representation of what he created. McIntyre stated to the affirmative.

#### Public in Favor

NONE

#### Rebuttal

NONE

## Public in Opposition Rebuttal

NONE

## Consistency Statement by Applicant

Attorney Goodman asked questions of Mr. McIntyre relative to the application's consistency with the Town's Unified Development Ordinance. McIntyre confirmed all requirements were met consistent to the UDO.

## Close Public Hearing

**There being no one remaining to speak, Mayor Currin closed the public hearing on Case: SUP20-01 at 7:33 p.m.**

**Moved by Commissioner Wilson to approve SUP 20-01 – Carlton Pointe PUD Special Use Permit Amendment – Greenway Trail Replacement for previous SUP 04-02 Conditions with the evidence and testimony received at the hearing to determine the findings of fact.; seconded by Commissioner Vilga. Motion carried by unanimous vote.**

2. Public Hearing (Quasi-Judicial). Case: PR20-03. The Preserve @ Jones Dairy Rd (South) Preliminary Subdivision Plat.

Attorney Neill asked the board members to keep in mind the nature of a quasi-judicial hearing while considering Case: PR20-03 and asked the mandated questions regarding any predispositions and possible ex parte communication. All members answered satisfactorily.

## Open Public Hearing

**Mayor Currin opened the public hearing on Case: PR20-03 at 7:41 p.m.**

The Town Clerk swore in those persons wishing to provide testimony.

## Introduction by Staff

Planning Director Danny Johnson provide background and an introduction to the special use application under Case: PR20-03.

## Public in Favor

*Ken Edwards, 5909 Falls of Neuse Road, Raleigh, NC*

*Ronald L. Stevens, Ramey-Kemp Traffic Engineer, 5808 Fearington Place, Raleigh, NC*

*Mack McIntyre, McIntyre & Associates, 4932 Windy Hill Drive, Raleigh, NC*

Mr. Edwards, Attorney for the applicant, asked questions of Mr. Stevens pertaining to the consistency of the site plan with the provisions of the Town's Unified Development Ordinance (UDO).

Attorney Edwards asked questions of Mr. McIntyre pertaining to the consistency of the site plan with the provisions of the Town's Unified Development Ordinance (UDO).

#### Public in Opposition

*Betty Freeman, 524 Averette Road, Rolesville, NC*

Ms. Freeman cited previous discussions held on traffic in front of her home and stated traffic is light right now due to the Corona Virus. Freeman speculated that if a third car stops at a stop light at the intersection fronting her property, her driveway will be blocked.

#### Rebuttal

Ronald Stevens stated that traffic study and counts done before were well ahead of the pandemic

*George Garcia, 524 Averette Road, Rolesville, NC*

Mr. Garcia expressed his suspicions that a speed limit change on the road was not taken into consideration when the traffic study was conducted and described pre-pandemic traffic backups on the road.

#### Consistency Statement by Applicant

Attorney Edwards offered a closing statement stating all aspects of the project being applied for met the consistency requirements outlined in the Town's Unified Development Ordinance.

#### Close Public Hearing

**There being no one remaining to speak, Mayor Currin closed the public hearing on Case: PR20-03 at 8:39 p.m.**

**Moved by Commissioner Wilson to approve the Preliminary Subdivision Plat based on no new information presented at the public hearing and determine that the Plat will meet the requirements of the Town's Unified Development Ordinance.; seconded by Commissioner Vilga.**

**Motion carried with the following vote:**

**Ayes: Vilga, Wilson, Sneed, Medley**

**Nays: Sutton**

3. Cobblestone Development and Purchase Agreements Discussion.

**Moved by Commissioner Sutton to hold a public hearing for the Economic Development and Purchase Agreements (designate land for economic development purposes) (designation of funds for economic development purposes); seconded by Commissioner Vilga. Motion carried by unanimous vote.**

#### 4. Monthly Financial Update

Finance Director Amy Stevens provided an update on the fiscal year budget progression. Stevens' presentation was in the form of a pdf document that is included herein by reference.

The board stated that the presentation was helpful and that they would like to have the presentation given quarterly as opposed to monthly in addition to its inclusion in the monthly FYI. Anything alarming will be pulled out and brought to the board's attention.

Mayor Currin reported the following:

- Five proposals for the Fire Department study were received and are to be reviewed by designated Town staff and Fire Department personnel.
- Discussion was held regarding Rolesville's future participation in *Freedom/Emancipation Day* which occurs in June. An additional holiday for employees is also being considered.
- Eight applications for the remaining term vacancy on the Planning Board have been received and will be reviewed by Mayor Pro Tem Medley and Commissioner Sneed for recommendation to the Town Board.

#### D. ADJOURNMENT

**There being no more business before the board, it was moved by Commissioner Sutton to adjourn and seconded by Mayor Pro Tem Medley. Motion carried by unanimous vote. The meeting adjourned at 9:55 p.m.**